

**MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
June 21, 2004**

Redevelopment Commission members present: Steve Belter, Earle Nay, Chris Corrigan, and Sandy Pearlman. Also in attendance: Clerk Treasurer Judy Rhodes, City Attorney Bob Bauman, Development Director Josh Andrew, Bev Shaw, Charlotte Martin, Cindy Loerbs-Polley, and Jeff Leuenberger of the Development Department, Parks Superintendent Joe Payne, Public Information Officer Wyatt Hornsby, Steve Hardesty from Hawkins Environmental, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:07 pm.

OLD BUSINESS

Mr. Nay made a motion to approve the minutes of the May 17, 2004 meeting. Ms. Pearlman seconded. The motion passed unanimously 3-0.

NEW BUSINESS

Mr. Nay made a motion to authorize the trustee to pay claims. Ms. Pearlman seconded. Mr. Belter asked Ms. Martin if the appropriate people have approved these. Ms. Martin answered yes. The motion passed unanimously 3-0.

Mr. Payne stated that Mr. Gall isn't at this meeting but has asked me to speak on his behalf for the next three contracts. I will go into a little detail on the Wabash Heritage Trail Project first. Tapawingo Park is being paved with binder as we speak. They were about a third done when I was down there this morning. This is the part that is finishing up the job that was started last year with the stormceptors that handle the run off from Wabash Landing. We think that we'll have the park put together for Riverfest next month and then three weeks after that is the Dancing in the Streets festival. This is essentially for coordination with utilities and tying into some of the work that was done previously along Brown Street. We are working with Milestone. This essentially is the project coordination services for that. The best thing about having Mr. Gall work on this, as well as other projects, is that it allows us to get them done and have time to try to get other things going as well. I would recommend approval of the Project Coordination Services Agreement with TJ Gall & Associations for the Wabash Heritage Trail Connection and Overlook Project.

Mr. Payne spoke on the Chauncey Street Light and Utility Relocation Project. This project is moving ahead and we've made some changes (additional appropriations). The agreement is for the project coordination services for the North Chauncey Streetscape Project. We are trying to correct some old problems in that area as that part of West Lafayette evolved, including some drainage, the library, and some street tree problems. Included in the design of the original concept was to redo the intersection so that it looked compatible on all four corners of Columbian and Chauncey and get that done as part of the library project. The fourth corner is a potential development project that will help finish that in redoing the parking lot. We are learning as we go through this and are finding things that we didn't know were there. We are working closely with the utilities and they are being very cooperative with this. What we will end up with is a vastly improved stretch of North Chauncey and the intersection of Columbia that will end up being an important part of the community. We have lighting going in on two corners that are tall street lights

with lower pedestrian level lights that will make it look like a special place and banners can go on those lights as well. We are redoing the corner of Morton to be compatible as well as all the ramps for accessibility. From a Morton user standpoint, when you come out of the main entrance, we will have that alley all cleaned up across the street. It will look much more like a compatibly and complimentary designed user space. We also took down the two large elms last week that were in front of Morton. They were both hazard trees. We lost a large piece during the storms. We will finish our landscaping along there. Mr. Gall continues to work closely to the utilities to try to help keep this project moving along. Part of this is that we want to redo the broken curb on the south side of Chauncey in front of Morton. I believe that we will need to do a small transfer for that. It may be well into fall if not next spring when it will start looking finished but it will be a great improvement.

Mr. Andrew stated that the area right across the street, caddy corner at the Methodist Church property will be developed. We are discussing what will occur right now with the potential owner. Mr. Nay asked if it will be a planned development. Mr. Andrew stated that it will have a large parking garage with retail on the ground floor and apartments above. Mr. Nay stated that it is really great news. Mr. Andrew stated also, the stormceptor for the Wabash Heritage Trail was EPA money with an 80/20 match.

Mr. Payne stated that we'll also receive Wabash River Heritage Corridor Fund reimbursements for approximately 75% of the work that we are doing with the trail development and the overlook project that will go back into the TIF funds.

Mr. Nay made a motion to approve the TJ Gall Agreement on the Chauncey and Utility Project. Ms. Pearlman seconded. The motion passed unanimously 3-0.

Mr. Nay made a motion to approve the TJ Gall Agreement on the Wabash Heritage Trail Connection. Ms. Pearlman seconded. The motion passed unanimously 3-0.

Mr. Belter stated that the last agreement is between Verizon and the City of West Lafayette and has to do with getting the telephone lines (aerially) out of the alley and buried instead. Mr. Nay made a motion to approve the Verizon & West Lafayette Agreement. Ms. Pearlman seconded.

Mr. Nay stated that he noticed that there was a letter with the agreement stating that the conduit isn't with the estimate. Do we know what that is going to cost yet? Mr. Belter stated that it shouldn't be too much but I think that we are using conduit from the contractor who is putting the conduit in along Chauncey. I would guess that the conduit from the contractor is less expensive than conduit from Verizon.

The motion passed unanimously 3-0.

Mr. Andrew stated that some time ago West Lafayette and Lafayette were approached by the DBC (Downtown Business Center) to assist them in the purchase of capital goods to be used for events and activities that take place on both sides of the river. Ms. Pearlman asked what types of capital goods. Mr. Andrew stated that we are talking about fencing and crowd control types of things. I checked this out with Ice Miller and Lucy stated that as long as it's used for that, we are alright. Lafayette has gone ahead with it and I just thought that I would present it to you. Mr. Belter stated that I assume these will be the metal fence poles and orange plastic fencing. Mr. Andrew answered quite possibly. We are talking about later moving to a more permanent type of

metal fence. Right now we are in the neighborhood of about \$700 to \$800 for our portion that will be used for the Dancing in the Streets festival.

Mr. Belter stated that while the orange plastic isn't overly aesthetic, it is cheap and affective. Mr. Bauman stated that at this point, some of the arrangements in terms of how things move over to this side of the river are pretty appropriate to stick with things that are temporary until we get that all sorted out. Mr. Andrew stated that the Taste of Tippecanoe was definitely a success. Mr. Nay stated that the parking garage had filled up by 6:30 pm. Ms. Pearlman stated that it was crowded early and stayed crowded, so much that they even ran out of food.

Mr. Bauman stated that no motion is necessary at this time but we'll have an additional appropriation next time.

Mr. Corrigan stated that he isn't quite sure how the fence fits into redevelopment and TIF funds, but if you say it does, then I guess it does. Mr. Andrew stated that Lucy says that it does. Mr. Belter stated the legal definition does but we can still decide if it is a good use of that money. Mr. Bauman stated that the festivals obviously bring a lot of people to Lafayette and West Lafayette downtown redevelopment areas. Festivals are an opportunity for the local businesses to have booths or have people come and shop there. It definitely is a development opportunity. Mr. Belter stated that I think that we still have some missionary or marketing work to acquaint people from the outlying areas and maybe parts of Lafayette with the Levee and Wabash Landing and the improvements that have taken place. I'm amazed with the number of people that I've met in Lafayette that make it a point to never cross the river.

Ms. Shaw stated that Josh and I meet with the Festivals Committee and all of those groups are looking at ways to cross the river. Some of these expenditures that they are asking for show good faith that West Lafayette is interested in helping to host those kinds of events as well as Lafayette. Mr. Belter stated that he's sure we acquainted a few hundred people with the parking garage also.

Mr. Nay stated that speaking of parking, the committees may want to look at better or more consistent signage for parking on this side of the river. There was a section of the Levee parking lot that was roped off and they were charging for it. Right next to it there was a section which was open. The parking lot next to the Alliance was partly open and partly closed, which is where we parked thinking that it was okay because it wasn't marked; but they blocked it off by the time we left and we had to work our way out of there. It was just a little confusing, nothing serious, but we weren't sure if we would get towed or not. Mr. Andrew stated that we should probably do a little more missionary work with the merchants to get their thoughts and involve them with the process. Mr. Belter asked if there are any signs in the Wabash Landing Garage at the upper gate as to what the gated parking is for. Mr. Andrew said there are not. Mr. Belter stated that I think it would be a good idea at some point in time to sign that to explain that it is reserved for hotel parking. Mr. Bauman stated that it is my understanding that they are going to start managing the garage later this month and I assume that they'll do that.

Ms. Pearlman stated that crossing the river works both ways; I just wanted to make that comment. Mr. Belter stated that is correct.

Mr. Belter stated that our next item of business is discussion of the 2005 Replacement Levy for the TIF Districts. A year ago we did and didn't do this twice. We didn't discuss it the first time and discussed it the second time and if I remember correctly the Commission voted to not ask for

the Replacement Levy or refuse it on the two larger districts being the Levee/Village and the KCB District and to recommend to the council that we accept the Replacement Levy for the Sagamore Parkway District. The council, whose decision it is, then voted to ask to refuse the Replacement Levy for all three districts. It is time for us to make our recommendations to the council again. The purpose of the Replacement Levy was to make up for funds that would be lost that would have come to the Redevelopment Commission in those 3 districts had reassessment not occurred and the changes that transferred primarily school funding off the property taxes into the state's general budget. We need to make a recommendation to the City Council so that they can act in a timely fashion. Mr. Andrew, did you bring any documentation with you on what the amounts might be. Mr. Andrew stated that we have some estimates working with Umbaugh. The KCB replacement would be around \$225,497; Levee/Village would be \$193,684; Sagamore would be \$22,009; for a grand total of about \$441,190. That is using last year's figures though since we don't know what this year will be. It's about the best that we can do right now.

Mr. Belter stated that while there are lots of projects that we have money to spend on, I think we also need to be somewhat sensitive to the property tax rates we are still recovering from with the changes that the State made. So my personal preference, certainly on the larger two districts, would be to recommend to the Council that we refuse it on all three districts. I think that the one that is most open to debate would be the Sagamore Parkway District because we do have a number of things in the works that Steve Hardesty is here to talk about that will certainly exceed the amount of money that we have to spend in that area. I'm not sure that \$22,000 would make or break that.

Mr. Bauman stated that quite frankly, for both fiscal and planning reasons those projects are expected to be phased so we believe that we'll be able to finance all of those without the need of the Replacement Levy.

Mr. Nay stated that he feels like he did last year, that the Sagamore TIF District needs the replacement credit if we don't know what all we are going to need to be doing. It is a smaller amount of money. Hopefully the TIF function will occur or we'll see a lot of development, but we don't know that. I would prefer that we make a recommendation to do what we tried to do last year.

Mr. Corrigan stated that he is with Mr. Belter and would like to not take any of them. If we don't have the money budgeted already then we shouldn't need it.

Mr. Belter stated that we don't need any of the three amounts to meet a bond payment for example. Mr. Corrigan stated that it doesn't seem like there is anything that we planned this year that we need that money for.

Ms. Pearlman stated that she wasn't involved with this last year so she's just listening but what you (Mr. Belter) are saying makes sense.

Mr. Belter stated that unfortunately Ms. Hoyer isn't here to voice her opinion. Do we all agree on the KCB and Levee/Village Districts? The Commission nodded yes.

Mr. Nay made a motion to recommend to the Council that we refuse the Replacement Levy for the KCB and Levee TIF Districts. Ms. Pearlman seconded. The motion passed unanimously 3-0.

Mr. Corrigan made a motion to recommend to the Council that we refuse the Replacement

Levy for the Sagamore District as well. Ms. Pearlman seconded. The Chairman voted in favor of the motion making the motion pass 3-1.

Mr. Belter stated that we will then make our recommendation to the Council that we refuse the Replacement Levy for all three districts and it's up to the Council to decide what they want to do.

Mr. Nay made a motion to approve Resolution RC-2004-6. Mr. Belter stated that this is a transfer of funds from one account number to a different account number. This is money that we have already appropriated. Ms. Pearlman seconded. Mr. Bauman stated that no public hearing is needed on this since it's just a transfer of funds. The motion passed unanimously 3-0.

Mr. Andrew stated that he has one announcement to make before Mr. Hardesty speaks. The planters are here for Brown Street. Ms. Shaw stated that a semi brought them down and put them on the median in the exact right places because they can not be moved without major equipment again. There are four of them and they are really heavy. We've got a quote coming in to have them filled with soil and then the Wabash Landing Management is responsible for planting and caring for those every year. Mr. Belter stated that these planters serve two purposes. One is just to make the area look better and the second is to provide at least an additional feeling about safety for the pedestrians crossing that area because there is something between the pedestrian and the oncoming cars. Ms. Shaw stated that it is on a very wide island that is 20 feet wide and the planters are 4 feet across but they really do make you feel like going more slowly.

Ms. Pearlman stated that it is a confusing location. It seems like neither the pedestrians or the drivers are really sure who is supposed to wait on whom.

Mr. Bauman stated that one more item to mention is that the landscaping around the sign at Tapawingo and State Street has been completed and also the signs are all installed.

Mr. Belter asked Mr. Hardesty for an update. Mr. Hardesty stated that we've been working on sidewalks and coming up with a plan to do some work, hopefully this year. We've created a little report with a recommendation in it. You'll find in the report the copies of the maps that I'll refer to here. The core area is where we are focusing on this year. It is an area that we feel that no matter what happens in the rest of the plan, these elements would work out. On the first sheet there is an existing sidewalk inventory that shows in blue where the existing sidewalks are and in the magenta color is the core area that we are planning to do yet this year. We have some missing pieces of sidewalk that we'd like to fill in the gaps along US 52 in front of Kentucky Fried Chicken and in front of the ED-AN Property. We'd like to extend that at least to one more piece of property where the little strip mall is with the Caribbean Mist so that you can at least get to Burger King. One of the premises that we have is that people will walk to restaurants, to banks, and to drug stores. On the other side of the street we are also looking at extending the existing sidewalks from Walgreen's, in front of Christo's, and in front of Strictly Stamps to a little bit further in front of the boot store and U-Haul so that we can get at least to Hunter's Pub and we want to connect that into the parking lot so that if someone in Beau Jardin is walking to one of these locations, they will have a hard surface. The other thing that we are going to be doing is repairing some of the sidewalks that are broken in some areas, particularly near city hall. Also we'll be putting in some curb ramps where they weren't put in before in some older areas like Huntington Bank.

Mr. Nay asked if the trail will be coming down from the north to make it all the way to Sagamore. Mr. Bauman stated that it will connect here (*pointed to the map*). Mr. Payne stated that

it will stop right at the entry to the storage barns. *He pointed to the map stating where you can still get through.* We have a verbal commitment with Beau Jardin.

Mr. Hardesty stated that the next map shows to the east of Salisbury Street. Part of the pieces that we are trying to fill in deal with the south side at Nighthawk, at the old Kmart area. We'd like to fill in a piece that is missing on that southwest corner of the intersection of Nighthawk. We are hoping to extend that even further to the east as this property develops. One of the things that we are doing is trying to pick up pieces that were overlooked in the past. When we have new development coming in, it's the best time to roll in a new sidewalk into the project.

In a similar vein, on the north side, we have the frontage road that was the old US 52 many years ago. That piece has development that has already been constructed and we see an opportunity to connect the existing sidewalk down to the Village Bottle Shop. There is some greenspace through here and part of that is a detention storage space and that is going to present some challenges for us. We are hoping to use part of that for the sidewalk area. Mr. Andrew asked if it is possible to use the median. Mr. Hardesty stated that it is and I've thought about that but I thought it would be difficult to get people to cross the street because it is a little confusing to put them closer to US 52 and bring them back and the intersection is a little difficult or awkward. Mr. Bauman stated that it's less business friendly there too. Mr. Hardesty stated that the median is our second choice of option if the first doesn't work. Those areas also have some damaged sidewalks and missing or needed additional curb ramps.

Mr. Hardesty stated that the next area is just outside of the business area on Sycamore and really has a heavy population to the west of the intersection with Navajo. There are a lot of people who live in that area. We'd like to get the section in between Navajo and Anthrop with some sidewalks. As the property develops on the corner of Anthrop, we'll request the developer to put in sidewalks just as the other apartments in the area have. We don't have the opportunity as a development project with the other areas. These sidewalks that we are proposing from the bank on the corner down Sycamore, again are places of interest for people walking to and from. We'd like to extend it further up past the bank, across the street, where a potential new business is going in. Mr. Nay stated that the business there is under developed. Ms. Shaw stated that Ollie's Frozen Custard is what is going in there now. Mr. Hardesty stated that we are also thinking about doing something with the south side of the roadway to allow pedestrians through there but there is no good place to put a sidewalk so we are thinking about narrowing the street. The reason we consider doing that is because if you put narrower streets in, it feels more restrictive and people drive slower. We don't really need all of this street for driving and we don't need it for parking on this side. When you start messing with the streets and the curbs though, you really increase the costs significantly. Although, I think it is a worthy area because it really does have a lot of pedestrian traffic and it's very close to some of our core areas.

Mr. Hardesty turned to the next map stating that the other area that we've identified also has some high populations for pedestrians. There is an existing trail that's been constructed along US 52 that is 8 feet wide that goes out Sagamore Ridge Apartments and I think it's planned to go further. We are proposing to go further out here (*pointed to the map*).

Mr. Corrigan left.

Mr. Nay stated that I think there is a lot of value in extending that to Soldiers Home Road. Mr. Bauman stated that if we get it done there, it is also a school route. Ms. Shaw stated that

Sagamore Ridge underwent new management and is interested in sprucing up their lot and usability as well.

Mr. Belter asked Ms. Martin if he is correct in saying that we have \$600,000 in that district. Ms. Martin stated that we have appropriated \$147,000 so there is \$475,000 available. Mr. Belter asked if we had received the June payment yet. Ms. Martin answered no. The word I got from the auditor was that they hoped that it would be available by the end of June. The absolute final time would be July 15th.

Mr. Hardesty stated that the first two sheets are what we are really wanting to focus on this year with the idea of the bigger picture.

Ms. Martin stated that last year we had \$161,000 total so I would assume that we would get about half of that.

Mr. Belter stated that it really comes back to more of your decision Mr. Hardesty rather than ours on two things. The first being what you can get done in the time available with getting it bid and constructed and the other is what is a reasonable amount of sidewalk to construct to get a reasonable price. We are looking for a nice compromise here between a project large enough that we can get a good value for our money and yet with the time to do it.

Mr. Bauman stated that with the timing issue, the contractor's have their plates full for the year and you may get a lot better price if you hold construction for next year. Mr. Hardesty stated that part of what we are looking at on these first two sheets are relatively simple construction work that might be your typical sidewalk installers as opposed to larger companies that carry more overhead. Some of these smaller guys can do this type of work a lot cheaper than the big guys can. We are looking for the sidewalk replacement and installation program this summer.

Mr. Belter stated that we will hold off scheduling a further meeting past the next one already set for July. Are there any other questions for the Commission? None were made.

Mr. Nay made a motion to adjourn. Ms. Pearlman seconded. The meeting adjourned at 1:07 pm.

Respectfully submitted,

Francis Earle Nay, Recording Secretary

Approved:

Stephen Belter, President

/clp

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